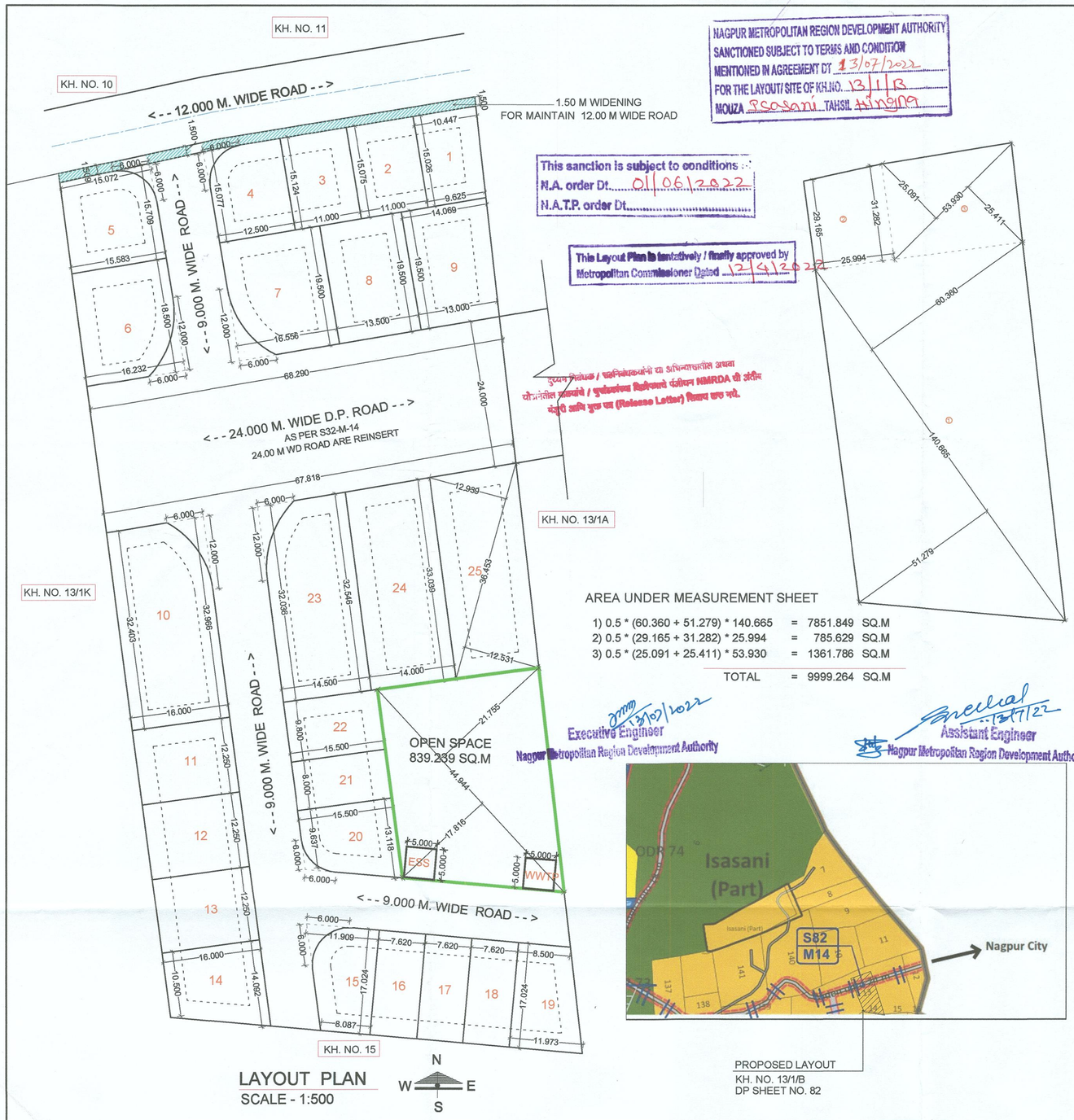


NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT 13/07/2022
FOR THE LAYOUT/ SITE OF KH.NO. 13/1/B
MOUZA Isasani TAHSIL Hingna

This sanction is subject to conditions :-
N.A. order Dt. 01/06/2022
N.A.T.P. order Dt.

This Layout Plan is tentatively / finally approved by Metropolitan Commissioner Dated 12/7/2022

मुख्य नियोजन / पतसिध्दकरणी या अभिन्यासातील अथवा योजनेतील आरक्षणे / पुर्वप्रभाव Railway पंतीला NMRDA ची अंतीम मंजूरी आणि मुक्त पत्र (Release Letter) मिळाल पत्र नाही.

AREA UNDER MEASUREMENT SHEET

1) 0.5 * (60.360 + 51.279) * 140.665	=	7851.849	SQ.M
2) 0.5 * (29.165 + 31.282) * 25.994	=	785.629	SQ.M
3) 0.5 * (25.091 + 25.411) * 53.930	=	1361.786	SQ.M
TOTAL	=	9999.264	SQ.M

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

PROPOSED LAYOUT
KH. NO. 13/1/B
DP SHEET NO. 82

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 13/1B, P.NO. 46 , MOUZA - ISASANI TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :-

1) MS. APARNA ISHWAR GANVIR
2) MR. ASHISH ISHWAR GANVIR
3) MS. PRITI ISHWAR GANVIR
4) MS. MEGHA ISHWAR GANVIR
5) MS. SHOBHA ISHWAR GANVIR
6) MS. SUMITA ISHWAR GANVIR
THROUGH POA
MR. ASHISH ISHWAR GANVIR

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)		
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 10000.000	SQ.M
	B) AS PER MEASUREMENT SHEET	= 9999.264	SQ.M
	C) AS PER SITE	= 9999.264	SQ.M
2	DEDUCTIONS FOR :		
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING (24.00 M D.P. ROAD)	= 1633.296	SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000	SQ.M
	TOTAL A+B	= - 1633.296	SQ.M
3	BALANCE AREA OF PLOT (1- 2)	= 8365.968	SQ.M (100 %)
4	AMENITY SPACE :		
	A) REQUIRED	= 0.000	SQ.M
	B) ADJUSTMENT OF 2(A), if any	= 0.000	SQ.M
	C) BALANCE PROPOSED	= 0.000	SQ.M
	NET PLOT AREA (3- 4C)	= 8365.968	SQ.M (100%)
6	RECREATIONAL OPEN SPACE :		
	A) REQUIRED	= 836.596	SQ.M (10%)
	B) PROPOSED	= 839.239	SQ.M (10.03%)
7	INTERNAL ROAD AREA	= 1625.875	SQ.M (20.04%)
8	SERVICE ROAD / HIGHWAY WIDENING	= 000.000	SQ.M
9	PLOTABLE AREA	= 5850.854	SQ.M (69.93%)
10	SPACE FOR E.S.S. & W.W.T.P.	= 50.000	SQ.M. (0.60%)
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	= 1.429	

OPEN SPACE	D.P. ROAD WIDENING AREA
0.5 * (17.816 + 21.755) * 44.944 = 889.239 SQ.M	0.5 * (68.290 + 67.818) * 24.000 = 1633.296 SQ.M
DEDUCTION OF E.S.S. = 5 * 5 = 25.000 SQ.M	
DEDUCTION OF WWTP = 5 * 5 = 25.000 SQ.M	
TOTAL = 839.239 SQ.M	

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 10-12-2020 AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE

1) MS. APARNA ISHWAR GANVIR
2) MR. ASHISH ISHWAR GANVIR
3) MS. PRITI ISHWAR GANVIR
4) MS. MEGHA IHSWAR GANVIR
5) MS. SHOBHA IHSWAR GANVIR
6) MS. SUMITA IHSWAR GANVIR
THROUGH POA
MR. ASHISH ISHWAR GANVIR

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal Harshe
NMRDA Lic. No. 441
NIT Lic. No. 3000
Mob. No. 9158855005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
06-01-2022	LAY-02	1:500	DHAWAL		

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN

WAVE INFRAVENTURE
ENGINEERS . DEVELOPERS . CONTRACTORS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5*(10.447 + 9.625)*15.026	150.801	0.000	150.801	1	150.801	215.495	12.000	1.100	237.044
2	0.5*(15.026 + 15.075)*11.000	165.556	0.000	165.556	1	165.556	236.579	12.000	1.100	260.237
3	0.5*(15.124 + 15.075)*11.000	166.095	0.000	166.095	1	166.095	237.349	12.000	1.100	261.084
4	0.5*(15.124 + 15.077)*12.500	188.756	7.720	181.036	1	181.036	258.701	12.000	1.100	284.571
5	0.5*(15.072 + 15.583)*15.709	240.780	7.720	233.060	1	233.060	333.042	12.000	1.100	366.347
6	0.5*(15.583 + 16.232)*18.500	294.289	14.920	279.369	1	279.369	399.218	24.000	1.100	439.140
7	16.556 * 19.500	322.842	14.920	307.922	1	307.922	440.021	24.000	1.100	484.023
8	13.500 * 19.500	263.250	0.000	263.250	1	263.250	376.184	24.000	1.100	413.803
9	0.5*(14.069 + 13.000)*19.500	263.923	0.000	263.923	1	263.923	377.146	24.000	1.100	414.860
10	0.5*(32.403 + 32.966)*16.000	522.952	14.920	508.032	1	508.032	725.978	24.000	1.100	798.576
11,12,13	12.250 * 16.000	196.000	0.000	196.000	3	588.000	840.252	9.000	1.100	924.277
14	0.5*(10.500 + 14.092)*16.000	196.736	0.000	196.736	1	196.736	281.136	9.000	1.100	309.249
15	0.5*(11.909 + 8.087)*17.024	170.206	7.720	162.486	1	162.486	232.192	9.000	1.100	255.412
16,17,18	7.620 * 17.024	129.723	0.000	129.723	3	389.169	556.122	9.000	1.100	611.734
19	0.5*(8.500 + 11.973)*17.024	174.266	0.000	174.266	1	174.266	249.026	9.000	1.100	273.929
20	0.5*(9.637 + 13.118)*15.500	176.351	7.720	168.631	1	168.631	240.974	9.000	1.100	265.071
21	15.500 * 8.000	124.000	0.000	124.000	1	124.000	177.196	9.000	1.100	194.916
22	15.500 * 9.800	151.900	0.000	151.900	1	151.900	217.065	9.000	1.100	238.772
23	0.5*(32.036 + 32.546)*14.500	468.220	14.920	453.300	1	453.300	647.765	24.000	1.100	712.541
24	0.5*(32.546 + 33.039)*14.000	459.095	0.000	459.095	1	459.095	656.047	24.000	1.100	721.651
25	0.5*(12.939 + 12.531)*36.453	464.229	0.000	464.229	1	464.229	663.383	24.000	1.100	729.721
		TOTAL			25	5850.854	8360.870			9196.957